

**CITY OF WEST ST. PAUL
DAKOTA COUNTY, MINNESOTA**

ORDINANCE NO. 18-16

**AN ORDINANCE AMENDING THE WEST ST. PAUL ZONING CODE ALLOWING
TEMPORARY RESIDENTIAL HOUSING FOR THE HOMELESS
AS AN INTERIM USE**

The City of West Saint Paul does ordain:

SECTION 1. West St. Paul Zoning Code Section 154.004 regarding DEFINITIONS is hereby AMENDED to add the following definition:

TEMPORARY RESIDENTIAL HOUSING FOR THE HOMELESS. Temporary residential housing for groups of people who are part of a temporary residential housing for the homeless program located within an existing structure of the principal use, intended for a limited period of time.

SECTION 2. West St. Paul Zoning Code Section 153.054 relating to temporary residential housing residential housing is hereby ENACTED as follows:

153.054 INTERIM USES.

Within any R-1A One-Family Use District, the following uses shall be interim uses:

(A) Temporary residential housing for the homeless provided that it meets the following conditions:

- (1) The principal use on the site is not a single-family or two-family use;
- (2) The interim use is accessory to the principal use on the site and is located within an existing structure;
- (3) The interim use is only operated as a temporary residential housing for the homeless use from November 1 through May 1;
- (4) The interim use is only operated for 30 consecutive days and no more than 60 days total during the permitted months identified above;
- (5) A fire inspection is required prior to occupancy and the applicant must satisfy all the requirements of the Fire Department;
- (6) A building code inspection is required prior to occupancy and the applicant must satisfy all the requirements of the Building Official;
- (7) The number of temporary residential occupants allowed shall be determined by the Fire Marshal pursuant to the Fire Code;
- (8) The interim use is operated by a Minnesota non-profit corporation who has a contract to operate such services through Dakota County Social Services;

- (9) The principal use and the interim use shall possess all federal, state and local licenses and permits required prior to occupancy of the interim use.

SECTION 3. West St. Paul Zoning Code Section 153.069 relating to temporary residential housing for the homeless is hereby AMENDED as follows:

153.069 INTERIM USES.

Within any R-1B One-Family Use District, the following uses shall be interim uses:

- (A) Temporary residential housing for the homeless provided that it meets the conditions outlined in §153.054 (A).

SECTION 4. West St. Paul Zoning Code Section 153.084 relating to temporary residential housing for the homeless is hereby ENACTED as follows:

153.084 INTERIM USES.

Within any R-1C One-Family Use District, the following uses shall be interim uses:

- (A) Temporary residential housing for the homeless provided that it meets the conditions outlined in §153.054 (A).

SECTION 5. West St. Paul Zoning Code Section 153.172 related to temporary residential housing for the homeless is hereby AMENDED as follows:

153.172 INTERIM USES.

Within the B-3 General Business District, the following uses shall be interim uses:

- (A) Any interim use regulated in the B-2 District, §153.157, provided that it meets the following conditions:
- (1) The sales area shall be setback at least 300 feet from the Robert Street right-of-way and 150 feet back from any other street.
 - (2) The sales area shall not reduce the required supply of off-street parking below the required number of spaces for the principal building and for the interim use.
 - (3) Off-street parking required for the sales area shall be one space per 150 square feet of sales area.
- (B) Temporary residential housing for the homeless provided that it meets the conditions outlined in §153.054 (A) and that the principal use on the site is not a single-family, business or commercial use.

SECTION 6. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

The ordinance allows for temporary residential housing for the homeless as an interim use from November 1 through May 1 as long as it is located in non-single-family and non-commercial uses in the R1 and B3 zoning districts and operates for no more than 30 consecutive days and 60 days total from November 1 through May 1.

SECTION 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed by the City Council of the City of West St. Paul, Minnesota, this 8th day of October 2018.

Attest:

Jenny Halverson, Mayor

Shirley R Buecksler, City Clerk